

**MINUTES
WORCESTER PLANNING BOARD
JANUARY 26, 2000**

Planning Board Members Present: Joseph Sova
Joe Boynton
Samuel Rosario
John Shea

Staff Present: Paul Moosey, DPW Engineering
Michael Caforio, DPW Engineering
Michael Pace, Code Enforcement
Stephen Madaus, Law Department
Judith Stolberg, OPCD
Pamela Harding, OPCD

Regular Meeting (5:30 P.M.) – City Council Chamber, City Hall

1. **Call to Order:** Chairman Joseph Sova called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – January 12, 2000 Meeting:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the minutes.
3. **Zoning Map Amendment – Grafton Street Between Brandt Lane and Pine Hill Road:** Notice of the hearing was read by the Clerk. Because of a technicality (petition and advertising were for Pineland Road instead of Pine Hill Road), this was readvertised to be heard on February 9, 2000. However, petitioner and abutters were allowed to speak with the hearing to be continued to the February 9, 2000 date. Attorney Samuel DeSimone, Mitch Gill and Edward Atamian spoke in favor of the zone change. Donna Dickey, Ronald Dickey and Robert Hollup spoke in opposition. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to continue the hearing to February 9, 2000.
4. **2 Washington Square (Union Station) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted to approve the site plan.
5. **500 Salisbury Street (Assumption College) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to approve the site plan with the following conditions:
 - **Dumpsters and transformer and generator pads to be screened with opaque fencing or shrubbery.**
 - **All comments in Department of Public Works letter dated January 21, 2000 be addressed to the satisfaction of said department.**

- **Five handicapped parking spaces be designated on the plan in the parking lot and one handicapped space be designated next to the South Building.**
 - **Subject to Zoning Enforcement Officer’s determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.**
 - **The appropriate soil erosion and sediment control measures, including hay bales and silt fence, should be installed and maintained throughout construction to the satisfaction of the Director of Code Enforcement**
 - **Three copies of revised plan be submitted to the Office of Planning and Community Development prior to release of decision.**
6. **766 West Boylston Street (McDonald’s) – Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted unanimously to approve the site plan with the following conditions:
- **Subject to Zoning Enforcement Officer’s determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.**
 - **The appropriate soil erosion and sediment control measures, including hay bales and silt fence, should be installed and maintained throughout construction to the satisfaction of the Director of Code Enforcement.**
7. **252-280 Main Street – Preliminary Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the preliminary site plan with the following suggestions for definitive submittal:
- **Developer should meet with the Traffic Engineering Division of the Department of Public Works prior to submittal of the definitive plan to discuss concerns about signalization, traffic and Sudbury Street, a private street.**
 - **A comprehensive traffic study should be included with the definitive submission.**
 - **Landscaping and landscaping table should be shown on definitive plan.**
 - **Lighting should be included in definitive submittal.**
 - **Handicapped parking should be shown on definitive plan.**
 - **Definitive submittal should meet all of the criteria for site plan approval.**

After some discussion regarding the illegal parking lot issue for this site and upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 2-2 to request the Director of Code Enforcement issue a Cease and Desist Order for this parking lot. The motion did not pass since it was a tie vote.

8. **Waycross Street – Request To Make Public:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to recommend a Priority 1.
9. **Plans To Be Ratified:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to ratify the following plans:

#5107 Carpenter Avenue
#5108 Loxwood Street

Other Business:

449 Southbridge Street – Parking Lot: Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted unanimously to request the Director of Code Enforcement to inform Dennis Cardinal and William Dennison that Code Enforcement will enforce the Zoning Ordinance with respect to this parking lot if an application has not been filed with the Zoning Board of Appeals within 60 days from this meeting.

The Chairman adjourned the meeting at 7:15 P.M.